

Message Text

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61

ACTION FBO-06

INFO OCT-01 ARA-10 ISO-00 A-01 INR-07 ABF-01 /026 W

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P 132255Z NOV 74

FM AMEMBASSY LIMA

TO SECSTATE WASHDC PRIORITY 2716

INFO DIA WASHDC/AH-6

UNCLAS LIMA 9602

FOR: A/FBO

E.O. 11652: N/A

TAGS: ABLD, PE

SUBJECT: HOUSING FOR ARMA

REF: USDAO LIMA 0783 DTG 292230Z OCT 74

1. EMBASSY AND DIA CONTINUE SEARCH FOR SUITABLE HOUSING FOR ARMA. PRESENT SITUATION OF LIVING IN HOTEL FOR 75 DAYS GREATLY HANDICAPS FUNCTION OF OFFICE. RENTALS REMAIN HIGH AND RISING IN THE \$1,000 PER MONTH RANGE.

2. HAVE LOCATED HOUSE AT 276 OSA MAYOR, MONTERRICO, LIMA. SAME PRICE RANGE AS CORPAC HOUSE LISTED IN REFERENCE MESSAGE HOWEVER MUCH BETTER LOCATION.

3. A NARRATIVE DESCRIPTION OF PROPERTY FOLLOWS: A ONE-STORY BUILDING OF STEEL REINFORCED CONCRETE CONSTRUCTION CONSISTING OF FOUR BEDROOMS, ONE LARGE LIVING, ONE LARGE DINING ROOM, STUDY, LARGE ENTRANCE HALL, THREE AND HALF BATHS, KITCHEN, PANTRY, TWO SERVANTS QUARTERS, LAUNDRY, DOUBLE CAR PORT, CHANGING ROOM, POOL AND STORAGE ROOM.

ADDRESS: OSA MAYOR 276 (LOT 99, BLOCK G) MONTERRICO, ZONA NORTE DE SURCO, URBANIZACION LOS GRANADOS, LIMA.

OWNER: MARIO MUTTINI BOZZOLA.

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LOT AREA: 1345 SQUARE METERS, AREA OCCUPIED BY BUILDING

31 PERCENT. THE BUILDING IS ELEVEN YEARS OLD, IN FAIR CONDITION AND WHICH THE OWNER STATES HE WOULD REPAIR AND TURN OVER IN A GOOD CONDITION. REPAIRS NEEDED APPARENTLY NONE THAT THE OWNER WILL NOT TAKE CARE OF EXCEPT FOR TRANSFORMING THE HOUSE TO 110 VOLT APPROXIMATE COST \$900. THIS HOUSE IS LOCATED IN AN EXCELLENT RESIDENTIAL AREA BUILT UP EXCEPT FOR ONE LOT ON OSA MAYOR ON WHICH THE OWNER IS PUTTING AN APPROPRIATE RESIDENTIAL HOUSE. THE MUNICIPALITY SUPPLIES LIGHT, WATER, GARBAGE AND SEWAGE DISPOSAL, AND SERVICE IS ADEQUATE. COST OF ELECTRICITY APPROXIMATELY \$32 PER MONTH. COST OF WATER \$6 PER MONTH. THE EMBASSY WILL PROBABLY BE EXEMPTED FROM PAYMENT OF TAXES ON GARBAGE AND SEWAGE DISPOSAL.

4. JUSTIFICATION FOR PURCHASE ALREADY ESTABLISHED WITH DIA AUTHORITIES. BRUCE ENGINEERS, WHO ASSISTED IN THE PURCHASE OF THREE DIA STAFF HOUSES, HAS INSPECTED THE PROPERTY AND AGREES THAT THE NEGOTIATING SALE PRICE OF 3'800,000 SOLES IS A FAIR AND REASONABLE PRICE TO PAY FOR A HOUSE AND PROPERTY IN THIS AREA AT THIS TIME. OFFICIAL APPRAISAL WILL COST 4.5 PERCENT OF THE APPRAISED VALUE AND WE FEEL THAT THIS WOULD BE INFLATED TO BRING THE COST UP AND NOT IN THE INTEREST OF THE U.S. GOVERNMENT. IF APPROVAL IS GRANTED TO PURCHASE THIS PROPERTY, THE EMBASSY WILL OBTAIN AN UNOFFICIAL APPRAISAL FROM A DISINTERESTED CONTRACTOR PRIOR TO SIGNING CONTRACT.

THE HOUSE IS LOCATED 15 MINUTES FROM THE EMBASSY, 8 MINUTES FROM SHOPPING CENTER AND IN A FIRST-CALL RESIDENTIAL AREA.

COPIES OF SURVEY PLOT, PLANS, ETC. WILL BE FORWARDED ONCE PROJECT IS APPROVED.

PAYMENT WILL BE MADE UPON THE REGISTRATION OF A FREE AND COMPLETE CLEARED TITLE IN THE NAME OF THE U.S. GOVERNMENT.

PHOTOS, FLOOR PLANS, ARCHITECTURAL DRAWINGS WILL BE SUPPLIED UPON PURCHASE OF PROPERTY.

5. THE AMBASSADOR FULLY SUPPORTS THIS PROJECT AS STATED IN LIMA 9169 AND AGREES WITH THE SELECTION OF THE ABOVE DESCRIBED PROPERTY IN LIEU OF THE CHACARILLA HOUSE MENTIONED IN REFERENCE UNCLASSIFIED

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TELEGRAM.

ARMA FURNITURE ALREADY AT POST, CLEARED THROUGH CUSTOMS AND IN STORAGE READY TO BE PLACED IN A HOUSE.

6. THE OWNER IS PROCEEDING TO PUT THE BUILDING IN GOOD CONDITION AND HOPES TO HAVE THE HOUSE READY FOR OCCUPANCY AROUND NOVEMBER 20. IF WE CANNOT COME TO ANY FIRM AGREEMENT BY THAT DATE, IT

IS BELIEVED THAT WE MAY LOSE THE OPPORTUNITY TO ANOTHER BIDDER.

AS STATED EARLIER, THE PURCHASE PRICE IS A NEGOTIABLE ONE. THE OWNER WAS ASKING AND HOPING TO GET FOUR MILLION SOLES. THE EMBASSY COULD PURCHASE THE HOUSE AND PAYLEGAL AND PROPERTY SURVEY FEES WITHIN \$90,000 IF THIS PROJECT WERE APPROVED.

7. REQUEST TELEGRAPHIC APPROVAL TO PROCEED SOONEST.
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